

004.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

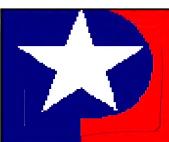
Total Card / Total Parcel

USE VALUE:

1,003,100 / 1,003,100

ASSESSED:

1,003,100 / 1,003,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IVERSON RALPH B
Owner 2:	WHITMORE JANE P
Owner 3:	

Street 1:	65 MAGNOLIA ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474
Type:	

PREVIOUS OWNER
Owner 1: IVERSON RALPH B -
Owner 2: -
Street 1: 65 MAGNOLIA ST
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Vinyl Exterior and 2335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz: Topo 1 Level
D Street
s Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101 One Family 8000 Sq. Ft. Site 0 80. 0.83 1
528,000 528,000

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value							Legal Description			User Acct
101	8000.000	467,700	7,400	528,000	1,003,100					4569
Total Card	0.184	467,700	7,400	528,000	1,003,100					GIS Ref
Total Parcel	0.184	467,700	7,400	528,000	1,003,100					GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 429.64		/Parcel: 429.64						Insp Date
										08/26/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	467,700	7400	8,000.	528,000	1,003,100		Year end	12/23/2021
2021	101	FV	453,700	7400	8,000.	528,000	989,100		Year End Roll	12/10/2020
2020	101	FV	453,700	7400	8,000.	528,000	989,100		989,100 Year End Roll	12/18/2019
2019	101	FV	334,400	7400	8,000.	561,000	902,800		902,800 Year End Roll	1/3/2019
2018	101	FV	334,400	7400	8,000.	409,200	751,000		751,000 Year End Roll	12/20/2017
2017	101	FV	335,500	7400	8,000.	356,400	699,300		699,300 Year End Roll	1/3/2017
2016	101	FV	335,500	7400	8,000.	303,600	646,500		646,500 Year End	1/4/2016
2015	101	FV	316,500	7400	8,000.	297,000	620,900		620,900 Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IVERSON RALPH B		55351-49	9/10/2010	Convenience		10	No	No		
HART DAVID M/ET		43316-381	7/19/2004	Partial Ints		700,000	No	No	INCLUDES LOT9	
O'CONNOR MARION		25835-114	11/21/1995			187,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/10/2017	139	Solar Pa	2,688	C					8/26/2017	MEAS&NOTICE	HS	Hanne S
10/6/2010	2095	Manual	14,858					install doors/stor	1/26/2009	Meas/Inspect	189	PATRIOT
3/21/2008	266	Redo Kit	10,100		G9	GR FY09			7/7/2005	OWNR INFO	BR	B Rossignol
4/24/2006	294	Wood Dec	38,212		G7	GR FY07	3RD FLR HEADROOM /		3/9/2005	Permit Visit	BR	B Rossignol
4/27/2004	292	Re-Roof	4,790				LEFT SIDE OF ROOF		5/4/2004	Inspected	BR	B Rossignol
2/5/1996	22		10,000				REM/KIT ADD 1/2 BA		11/12/1999	Inspected	256	PATRIOT
									9/20/1999	Mailer Sent		
									9/20/1999	Measured	264	PATRIOT
									10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

